

39-0-27-105

32-62-10

WARRANTY DEED

005589

TRANSFER  
TAX  
PAID

FSD ASSOCIATES, INC. a corporation organized and existing under the laws of the State of Maine and located at 237 Main Street, Waterville, Maine 04901 for consideration paid, grants to JOHN F. EYNOLDS of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

THE UNIT known and designated as Unit #10 RIDGEWOOD HEIGHTS CONDOMINIUM located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A.E. Hodson, Consulting Engineer, entitled "Ridgewood Heights Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-90003. Specific reference is made to the RIDGEWOOD HEIGHTS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 29, 1989 and is recorded in said Registry of Deeds in Book 3676, Page 3, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-90004 through #E-90010.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being a portion of the premises conveyed to FSD Associates, Inc. by warranty deed from Arthur LaChioma and James V. Frouget dated June 25, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2697, Page 231.

WITNESS my hand and seal this 26th day of March, 1990.



*James V. Frouget*  
WITNESS

*Robert Nardi*  
FSD ASSOCIATES, INC.  
by ROBERT NARDI its PRESIDENT

32-62-10

THE STATE OF MAINE  
Kennebec, ss.

March 26, 1990

Then personally appeared the above named Robert Nardi as President of FSD Associates, Inc. and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said corporation.

Before me,

*Dennis W. Matthews*  
Notary Public

DENNIS W. MATTHEWS  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 17, 1993



RECEIVED KENNEBEC SS.

1990 MAR 28 AM 9:00

TEST: *Harold Reed Munn*  
REGISTER OF DEEDS